

REC'D FOR RECORD Sept 17 1974 AT 12:54 CLK P.M. SAME DAY RECORDED & INDEXED PER LEUIS T. WACHTER, CLK

THIS PURCHASE MONEY MORTGAGE, made this 16th day of September, 1974, by me, Peter J. T. Nelson, of Frederick County, State of Maryland,

No 29 8858

W I T N E S S E T H :

WHEREAS, the said Peter J. T. Nelson is justly indebted unto Esther M. DeLauter for money borrowed in the sum of One Hundred Forty-four Thousand, Nine Hundred Dollars (\$144,900.00), as evidenced by his promissory note of even date herewith, with interest from date at the rate of seven and one-half per cent ($7\frac{1}{2}\%$) per annum, payable monthly, on the unpaid principal balances of said note until paid, said principal and interest being payable at the residence of said Mortgagee, at Sabillasville, Maryland, or as otherwise directed in writing;

AND WHEREAS, the privilege is expressly reserved unto the Mortgagor herein to accelerate the payment of the indebtedness secured hereby, in whole or part, without penalty, on any installment payment date;

AND WHEREAS, upon default in the payment of any installment of principal and/or interest, or any portion thereof, all of said principal and interest shall, at the option of the Mortgagee, become at once due and payable without further notice, except as provided in Rider to note secured hereby;

AND WHEREAS, the better to secure the payment of said principal sum and the interest to accrue thereon in the manner and at the time above set forth, this mortgage is executed and delivered,

SEP 17-74 B #23598 *****9.50

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, I, the said Peter J. T. Nelson, do hereby grant and convey in fee simple unto Esther M. DeLauter, her personal representatives and assigns, all that piece or parcel of land situate on the north and south sides of the Harbaugh Valley Road, in Hauvers Election District, Frederick County, Maryland, containing 88.823 acres, more or less, and particularly described in a deed from the Mortgagee herein unto the Mortgagor herein, bearing even date herewith, to which said deed further reference is hereby

9.50